

REPORT ON TITLE and OWNERSHIP

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land, hereditaments and premises containing a land area of **16 Decimals** more or less situate lying at and being portions of R.S. and L.R. Dag Nos. 2048 L.R. Khatian Nos. 11782 in Mouza- Gopalpur, J. L. No. 2, P.S.- Rajarhat, District North 24 Parganas, being Municipal Holding No. AS/430/07/04 under Ward No.07(O)04(N) of Bidhannagar Municipal Corporation, Block C, 2 No. Niranjana Pally, Sourav Ganguly Avenue, Kalipark, Bablatata, Post Office R.Gopalpur, Kolkata - 700136.

Proposed Project – Ambey Utsav Next

PRESENT OWNERS OF THE SAID PROPERTY

Ambey Concrete Foundation Private Limited

DOCUMENTS EXAMINED AND VERIFIED

- I. Court Records at Barasat Court and Bidhannagar Court.
- II. Registry Office Records at Additional Registrar Assurances Kolkata.
- III. Registry Office Records at Office of District Sub-Registrar Barasat.
- IV. Registry Office Records at Office of A.D.S.R. Bidhannagar.
- V. Registry Office Records at Office of D.S.R.II North 24-Parganas.
- VI. Land & Land Reforms record from the Official Website of Govt. of West Bengal.
- VII. Bidhannagar Property Tax Payment Receipts.
- VIII. Conversion Certificate dated 17.04.2015.
- IX. Parcha recording the names of all the erstwhile owners.
- X. Sale Deed No.2287 of 2014.
- XI. Sale Deed No.2355 of 2014.
- XII. Development Agreement being no.190405948 of 2023.
- XIII. Development Power of Attorney being no.190405970 of 2023.

PLACES AND PERIOD OF SEARCHING: Necessary searches have been conducted at:

- (i) The **Office of District Sub-Registrar-II, North 24 Parganas** for the period from 2009 to 2023 in Index-II.
- (ii) The Office of **A.D.S.R. Bidhannagar** for the period from 2009 to 2023 in the Index-II.
- (iii) The **Office of Additional Registrar Assurances Kolkata** for the period from 2003 to 2023 in the Index-II.

- (iv) The **Court of the 2nd Ld. Civil Judge Senior Division at Barasat** from 2012 to 2023, in respect of any Title Suit in the names of Bengal Ambuja Housing Limited, Greenfield Nirman Private Limited and Ambey Concrete Foundation Private Limited.
- (v) The **Court of the Ld. Civil Judge Junior Division at Bidhannagar**, from 2012 to 2023 in respect of any Title Suit in the names of Bengal Ambuja Housing Limited, Greenfield Nirman Private Limited and Ambey Concrete Foundation Private Limited.
- (vi) The **Land & Land Reforms** records from the Official Website of the Government of West Bengal.

My report is as follows: I have perused and considered the copies of the relevant documents and available records pertaining to the above premises and my report is as follows:

- A. THAT one Greenfield Nirman Private Limited purchased by way of two registered Deeds of Conveyance from one Arts Acre Foundation **ALL THAT** piece and parcel of land, hereditaments and premises containing a land area of 16 Decimals more or less situate lying at and being portions of R.S. and L.R. Dag Nos. 2048, L.R. Khatian Nos. 11782 alongwith buildings and structures thereon all in Mouza- Gopalpur, J. L. No. 2, P.S.-Rajarhat, District North 24 Parganas, being Municipal Holding No. AS/430/07/04 under Ward No.07(O)04(N) of Bidhannagar Municipal Corporation, Block C, 2 No. Nirnanjan Pally, Sourav Ganguly Avenue, Kalipark, Bablatata, Post Office R.Gopalpur, Kolkata - 700136 in the following manner:

Sl. No.	Purchaser	Seller	Area of Land	Deed No.	L.R. Dag No.	L.R. Khatian No.
1.	Greenfield Nirman Private Limited	Arts Acre Foundation	8 decimals	Deed No. 2287 of 2014	Dag No.2048	Khatain No.11782
2.	Greenfield Nirman Private Limited	Arts Acre Foundation	8 decimals	Deed No. 2355 of 2014	Dag No.2048	Khatain No.11782

- B. That the said Greenfield Nirman Private Limited thereafter mutated its name in the Record of Rights in respect of the said property under the Land Reforms Act, 1955 under Khatian Nos. 11782.
- C. That the said Greenfield Nirman Private Limited also mutated its name in the records of the Bidhannagar Municipal Corporation under Municipal

Holding No. AS/430/07/04 under Ward No.07(O)04(N) of Bidhannagar Municipal Corporation.

- D. That on or about 13th December 2017 Greenfield Nirman Private Limited entered into an understanding with one developer **Ambey Realtors LLP** for development of the subject property and followed it up with a Power of Attorney dated 27th January, 2018 granted by it to the Developer.
- E. That the Developer based on such understanding from the said Greenfield Nirman Private Limited proceeded to cause the Building Plans to be sanctioned from the Bidhannagar Municipal Corporation vide Plan No. BMC/BPN/RG/867/146/20-21 dated 15.02.2022 for construction of new buildings on the subject property and as per the said building plans Residential Buildings which contains multiple residential units have been sanctioned in the building complex as a whole.
- F. That by an order dated 23rd February, 2022, passed by the National Company Law Tribunal, Kolkata Bench-I, the said Greenfield Nirman Private Limited amongst other companies was amalgamated with **Ambey Concrete Foundation Private Limited** (being the Owner) and all tangible assets of the said six companies stood transferred to and vested in the said **Ambey Concrete Foundation Private Limited**.
- G. That the Owner **Ambey Concrete Foundation Private Limited** thus became the full and absolute owner of the said property and entered into a Development Agreement by executing a Development Agreement dated 27.04.2023 in favour of the Developer **Ambey Realtors LLP** for developing the land and constructing housing complexes and allied purposes for residential use in the subject property which has been registered at the office of the Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume No.1904-2023, Pages from 303251 to 303296 **Being No.190405948 for the year 2023**.
- H. Simultaneously, with the execution of the Development Agreement, the said **Ambey Concrete Foundation Private Limited** has also granted a Power of Attorney dated 27.04.2023 in favour of **Ambey Realtors LLP** authorizing them to do various acts and works envisaged in the Development Agreement which has been registered at the office of the Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume No.1904-2023, Pages from 305229 to 305252 **Being No.190405970 for the year 2023**.

From the available records from the searches made in the Registry Offices being **D.S.R.II North 24-Parganas, A.D.S.R. Bidhannagar, Additional Registrar of Assurances Kolkata**, for the period from **2009 to 2022** in Index-II, I have found the following Deeds/entries in respect of the said property:

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ADVOCATE

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Email: sanjukray@gmail.com

Sl. No.	Deeds	R.S./L.R. Dag No.	Area of land and structure	Registry Office where found
1.	Sale Deed No.- 150402287 for the year 2014.	R.S. Dag No.2048	Area of land 4 Katha, 13 Chittaks 20 sq.ft. Area of structure: 200 sq. ft.	ADSR, Bidhannagar
2.	Sale Deed No.- 150402355 for the year 2014.	R.S. Dag No.2048	Area of land 4 Katha, 13 Chittaks 20 sq.ft. Area of structure: 200 sq. ft.	ADSR, Bidhannagar
3.	Sale Agreement with Possession No.- 190204184 for the year 2009.	R.S. Dag No.2048, 2049, 2050.	Super Built-up Area 5,511.12 sq.ft.	A.R.A.-II, Kolkata
4.	Development or Construction Agreement No.- 190213005 for the year 2014.	R.S. Dag No.2048	Area of land 16 Decimals.	A.R.A.-II, Kolkata
5.	Development or Construction Agreement Being No.190405948 for the year 2023.	R.S. & L.R. Dag No.2048.	Area of land 16 Decimals.	A.R.A.-IV, Kolkata
6.	Development Power of Attorney Being No. 190405970 for the year 2023.	R.S. & L.R. Dag No.2048.	Area of land 16 Decimals.	A.R.A.-IV, Kolkata

From the available records and the searches made in the Registry Offices for the period 2009 to 2023, it reveals that one Greenfield Nirman Private Limited purchased 'the said property' vide two separate registered Deeds of Conveyance which were registered in the office of the Additional District Sub Registrar, Bidhannagar. After purchasing 'the said property', the said Greenfield Nirman Private Limited got amalgamated to **Ambey Concrete Foundation Private Limited** vide order passed by the NCLT, Kolkata dated 23.02.2022. The said **Ambey Concrete Foundation Private Limited** thus became the absolute owner of 'the said property' being **ALL THAT** piece and parcel of land, hereditaments and premises containing a land area of **16 Decimals** more or less situate lying at and being portions of R.S. and L.R. Dag Nos. 2048 L.R. Khatian Nos. 11782 in Mouza- Gopalpur, J. L. No. 2, P.S.-Rajarhat, District North 24 Parganas, being Municipal Holding No. AS/430/07/04 under Ward No.07(O)04(N) of Bidhannagar Municipal Corporation, Block C, 2 No. Niranjana Pally, Sourav Ganguly Avenue, Kalipark, Bablatata, Post Office R.Gopalpur, Kolkata - 700136 and has thereafter entered into a Development Agreement dated 27.04.2023 with the Developer **Ambey Realtors LLP** for developing the land and constructing

Sanjukta Ray
Advocate

housing complexes and allied purposes for residential use in the said property which has been registered at the office of the Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume No.1904-2023, Pages from 303251 to 303296 **Being No.190405948 for the year 2023.** They have further executed a Power of Attorney in favour of **Ambey Realtors LLP** authorizing them to do various acts and works envisaged in the Development Agreement which has been registered at the office of the Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume No.1904-2023, Pages from 305229 to 305252 **Being No.190405970 for the year 2023.**

There are several deeds/entries found in the searches made in the Registry Offices for the period 2009 to 2023, in connection with 'the said property' which are also reflected in the Deeds/Documents which have been handed over and corroborates with the deeds connected with the said property.

From the court search made in the Court of the 2nd Civil Judge Senior Division at Barasat and the Court of the Civil Judge Junior Division at Bidhannagar from 2012 to 2023 in respect of any Title Suit in the names of Bengal Ambuja Housing Limited, Greenfield Nirman Private Limited and Ambey Concrete Foundation Private Limited, it appears that there are no Title Suits pending till date in respect of the said companies before the above courts as per available records.

From the Bidhannagar Municipal Corporation Property Tax Receipts available, it is seen that the property has been mutated in the name of Greenfield Nirman Private Limited and the Municipality Taxes have been paid upto 31.03.2023

As per available Land Records from the Office of the BL&LRO, Rajarhat and the Official website of the Government of West Bengal published under the Land and Land Reforms Act, 1955, in respect of the said property, the name of Greenfield Nirman Private Limited has been duly recorded in the Record of Rights/Parcha. The land has been converted from Shali to Bastu as per Certificates of Conversion dated 17.04.2015. However, the same is yet to be reflected in the official website of the Government of West Bengal. The available information are as follows:

Sl. No.	Owner	Land Use & Proposed ROR		L.R. Dag No. & L.R. Khatian No.	Area of Land
1.	Greenfield Nirman Private Limited	Shali	Bastu	L.R. Dag No.2048, L.R. Khatian No.11782	16 Decimals

Opinion: On the basis of the searches made and the copies of documents produced before me and the available records, I hereby certify that the abovementioned said property in the name of the owner **Ambey Concrete Foundation Private Limited** is as such free from all sorts of encumbrances, charges, liabilities, liens, lispendens of any

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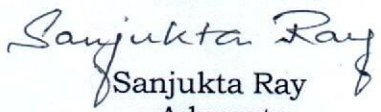
kind whatsoever and the said property is clear, free and marketable. The sale deeds/Court Order by which the owner has acquired the property are valid and genuine. The name of the erstwhile owner Greenfield Nirman Private Limited has been recorded in the Record of Rights/Parcha of the Land & Land Reforms.

Following receipts are enclosed:

- (1) Search Receipts from D.S.R.-II, Bidhannagar, A.D.S.R. Bidhannagar, Additional Registrar of Assurances Kolkata for the period from 2009 to 2023 in Index-II.
- (2) Court Search receipts in the names of Bengal Ambuja Housing Limited, Greenfield Nirman Private Limited and Ambey Concrete Foundation Private Limited from the Court of the Ld. 2nd Civil Judge Senior Division at Barasat and the Court of Ld. Civil Judge Junior Division at Bidhannagar from 2012 to 2023 in respect of pendency of any Title Suit.
- (3) Conversion Certificates dated 17.04.2015.
- (4) Property Tax Receipts of the Bidhannagar Municipal Corporation
- (5) Porcha records dated 18.08.2022.

Dated: 01.06.2023.

Encl: As above.

Yours faithfully,

Sanjukta Ray
Advocate.